



Zoning Board of Appeals Agenda
Tuesday, September 21, 2021
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
779-348-7423

ZBA 003-21

Applicant
Ward 1

111 South Perryville Road

Lamar Advertising

Special Use Permit for the modification of an existing legally nonconforming billboard to an electronic graphic display billboard in a C-2, Limited Commercial Zoning District (**Referred back to ZBA by City Council**)

Laid over from July & August

ZBA 024-20

Applicant

Wards 5 & 11

311 15th Avenue, 1706 Magnolia Street, 1611 & 1711 Seminary Street

Attorney Sherry Harlan for International Women's Baseball Center and Rockford Park District

Special Use Permit for a Planned Unit Development for a museum campus, activities center, baseball field and parking lot in an I-1, Light Industrial Zoning District and R-2, Two-family Residential Zoning District

Laid over from July & August

ZBA 039-21

Applicant
Ward 1

280 North Perryville Road

Gabriela Mosquera of Interplan LLC for Chick-fil-A, Inc.

Variation to reduce the front yard setback from 50 feet to 30.5 feet to allow a freestanding canopy over the drive-through lanes along North Perryville Road in a C-2, Limited Commercial Zoning District

ZBA 040-21

Applicant
Ward 14

803 South Mulford Road

Shyam Ahuja

Special Use Permit for a Planned Unit Development for indoor residential self-storage warehouses in an R-1 Single-family Residential Zoning District and a C-1, Limited Office Zoning District

ZBA 041-21

Applicant
Ward 9

3427 North Rockton Avenue

Brisa Berumen-Dixon

Special Use Permit for a Planned Unit Development consisting of Non-Emergency Medical Transportation office and transportation vehicles in an R-3, Multi-Residential Zoning District

ZBA 042-21

Applicant
Ward 14

215 Easton Parkway

Attorney Ann Dempsey for Remedies Renewing Lives, Inc.

Modification of Special Use Permit #045-19 to remove condition for multi-purpose circulation path easement in an R-4, Multi-family Residential Zoning District

ZBA 043-21

Applicant
Ward 9

3114 North Rockton Avenue

Attorney Andrew Vella for Jennifer Dominguez

Special Use Permit for a Planned Unit Development consisting of a banquet hall for parties and weddings in a C-1, Limited Office Zoning District

ZBA 044-21

Applicant
Ward

4130 Blackhawk Road, 5845 35th Street

Attorney Jim Rodriguez for Muslim Funeral Home of Rockford, Inc.

Zoning Map Amendment from County AG, Agriculture to City RE, Rural Estate and a Special Use Permit for a cemetery in an RE, Rural Estate Residential Zoning District

ZBA 045-21

Applicant
Ward 12

4830 and 4870 North Main Street and 48XX North Main Road

Constellation Restoration Specialists LLC

Special Use Permit for indoor residential self-storage warehouses and a parking lot in a C-2, Limited Commercial Zoning District

ZBA MEETING FORMAT & PROCESS

The format of the Zoning Board of Appeals (ZBA) meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be **Monday, September 27, 2021 at 5:30 PM** in City Council Chambers (2nd floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on **Monday, October 4, 2021**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meetings are the 1st and 3rd Mondays of the month and Committee meetings are held on the 2nd and 4th Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7423.